

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516
Public hearing for Peter Farrell, 191 Main St.**

May 29, 2014

Members present: Chair Al Zgolinski; Vice Chair Kathleen Foley and Member Carolyn Bachan. Trustee Liaison Michael Bowman was absent.

The Applicant proposed enlarging an existing wood frame rear addition and adding a deck to that addition. The current proposal is a modification of a plan approved by the HDRB in 2009. The applicant presented the board with post office receipts demonstrating that he had sent neighboring property owners certified notices of the hearing, however, he had not received any return receipts from those neighbors. It was noted by the Chair that no members of the public were present.

The applicant reviewed modifications to the 2009 plan:

- An extant wood frame addition on the rear of the house will be expanded by one bay and a window added on its lower west façade; the materials for this addition will be those approved in the 2009 application except where indicated below
- A stair to the deck has been removed; the stair shown on the plan leads from the side yard to the rear yard only
- Copper flashing will be used on the roof
- The brick columns will be capped with bluestone
- A simple metal light fixture approved elsewhere in the National District is proposed
- A section of diagonal lattice salvaged from the site is proposed to be reused to screen a portion of the area under the deck, at the southwest corner of the addition, to shield an exterior oil tank
- A concrete patio will be replaced with blue stone flags

An aluminum material discussed for the deck railing in the 5/22 workshop was withdrawn; the railing will be wood. All other materials previously approved continue in the modified application. The board noted that the composite wood decking previously approved and continued in the modified application is appropriate for this application in the National District because the area on which it will be used is set back from the public right of way and above eye level, so its visibility is limited.

A discussion ensued over the lattice. Only horizontal lattice is allowable in the National District, diagonal is proposed. Additionally, the board noted that the salvaged lattice is too small for the area in which is intended to be hung. Members suggested that a larger piece is needed, as well as a frame to reinforce it, and encouraged the applicant to withdraw this portion of the application and reconsider the area to be screened. The applicant agreed and will return for review of that element when

K. Foley moved to close public comment session and C. Bachan seconded the motion. The public hearing was closed at 8:57 PM.

K. Foley moved to approve the application as revised and C. Bachan seconded the motion. The motion unanimously passed.

K. Foley moved to adjourn the meeting and C. Bachan seconded the motion. The meeting adjourned at 9:04 PM.

Al Zgolinski, Chair

Date